146.0	0001	0002.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	793,300 / 793,300
					USE VALUE:	793,300 / 793,300
					ASSESSED:	793,300 / 793,300

PROPERTY LOCATION

No	Alt No	Direction/Street/City
99		GLENBURN RD, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	STROM GEORGE F & NATASHA S
Owner 2:	
Owner 3:	
Street 1:	99 GLENBURN RD
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02476 Type:

PREVIOUS OWNER

Owner 1:	STROM GEORGE F -
Owner 2:	-
Street 1:	99 GLENBURN RD
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02476

NARRATIVE DESCRIPTION

This parcel contains .101 Sq. Ft. of land mainly classified as One Family with a Tudor Building built about 1937, having primarily Vinyl Exterior and 1883 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 1 HalfBath, 8 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	4397.000	351,800		441,500	793,300
Total Card	0.101	351,800		441,500	793,300
Total Parcel	0.101	351,800		441,500	793,300

Source: Market Adj Cost | Total Value per SQ unit /Card: 421.27 /Parcel: 421.27

Legal Description

Entered Lot Size	
Total Land:	
Land Unit Type:	

User Acct 95747

GIS Ref

GIS Ref

Insp Date 06/27/18

!11404!

PREVIOUS ASSESSMENT

Parcel ID: 146.0-0001-0002.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	101	FV	351,800	0	4,397.	441,500	793,300		Year end	12/23/2021
2021	101	FV	331,600	0	4,397.	441,500	773,100		Year End Roll	12/10/2020
2020	101	FV	331,600	0	4,397.	441,500	773,100	773,100	Year End Roll	12/18/2019
2019	101	FV	278,000	0	4,397.	413,900	691,900	691,900	Year End Roll	1/3/2019
2018	101	FV	278,000	0	4,397.	342,200	620,200	620,200	Year End Roll	12/20/2017
2017	101	FV	278,000	0	4,397.	314,600	592,600	592,600	Year End Roll	1/3/2017
2016	101	FV	278,000	0	4,397.	287,000	565,000	565,000	Year End	1/4/2016
2015	101	FV	247,700	0	4,397.	281,500	529,200	529,200	Year End Roll	12/11/2014

PRINT

Date	Time
12/30/21	12:27:40

LAST REV

Date	Time
07/30/18	12:25:35
mmcmakin	

SALES INFORMATION

TAX DISTRICT:

PAT ACCT. 11404

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
STROM GEORGE F,	62765-93		10/10/2013	Convenience	1	No	No		
STROM GEORGE F,	62400-222		8/8/2013	Family	1	No	No		
GRAY BRENDAN	53487-445		9/1/2009		510,000	No	No		
GRAY RONALD J &	53487-443		9/1/2009	Family		No	No		
	14500-444		12/1/1981		98,000	No	No		Y

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment

ACTIVITY INFORMATION

Date	Result	By	Name
6/27/2018	MEAS&NOTICE	HS	Hanne S
1/13/2009	Measured	336	PATRIOT
4/21/2000	Inspected	276	PATRIOT
11/16/1999	Measured	153	PATRIOT
12/1/1981		CM	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

USER DEFINED

Prior Id # 1:	95747
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		4397		Sq. Ft.	Site		0	80.	1.26	9									441,529						441,500	

Total AC/HA:	0.10094	Total SF/SM:	4397	Parcel LUC:	101	One Family	Prime NB Desc	Brackett	Total:	441,529	Spl Credit		Total:	441,500

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	97 - Tudor		
Sty Ht:	2A - 2 Sty +Attic		
(Liv) Units:	1	Total:	1
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	4 - Vinyl		
Sec Wall:	8 - Brick Veneer	5	%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	WHITE		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1937	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G11	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	4 - Carpet		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:	1		
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	5 - Steam		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wal		% Sprinkled	

BATH FEATURES

Full Bath	1	Rating:	Good
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Average
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Good
A Kits:		Rating:	
Frpl:	2	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	GD - Good	18.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	18.6	%

CALC SUMMARY

Basic $ / SQ:	135.00
Size Adj.:	1.35000002
Const Adj.:	0.98157018
Adj $ / SQ:	178.891
Other Features:	91500
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	432178
Depreciation:	80385
Depreciated Total:	351793

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	8	BRs:	3	Baths:	1	HB	1

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	8	3	
Totals			
1	8	3	

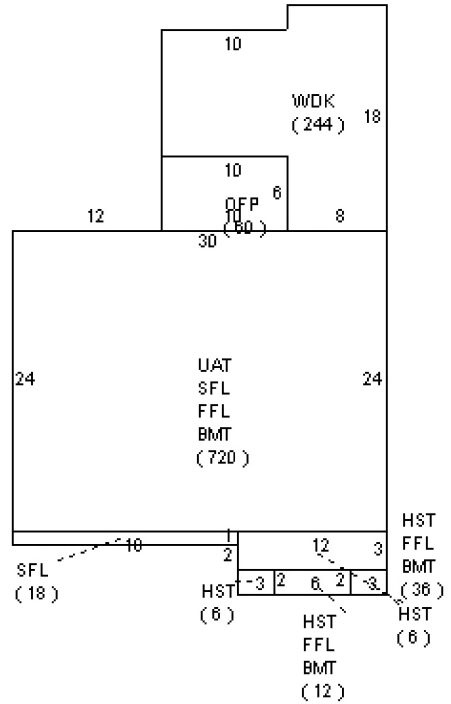
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:		Ind.Val	

Juris. Factor:	1.00	Before Depr:	178.89
Special Features:	0	Val/Su Net:	127.88
Final Total:	351800	Val/Su SzAd	234.67

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	768	71.110	54,612
FFL	First Floor	768	178.890	137,388
SFL	Second Floor	701	178.890	125,421
WDK	Deck	244	9.910	2,419
UAT	Upper Attic	180	71.560	12,880
OFP	Open Porch	60	43.190	2,591
HST	Half Story	30	178.890	5,367
	Net Sketched Area:	2,751	Total:	340,678
Size Ad	1499.1	Gross Area	3358	FinArea 1883

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	RRM	50	A	
SFL	95				

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

146.0-0001-0002.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More:	N	Total Yard Items:		Total Special Featues:		Total:	